



## NOTICE OF REGULAR PLANNING AND ZONING COMMISSION MEETING

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Regular Planning & Zoning Commission Meeting at 6:00 p.m., Tuesday, May 14, 2024. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 E Union Street, San Luis, Arizona 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the Commission are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Roman Pacheco, Planning Technician

## AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONIFICACIÓN

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonificación y al público en general que la Comisión de Planeación y Zonificación de San Luis, Arizona, tendrán una junta regular a las 6:00 p.m., el día Martes 14 de Mayo del 2024. La junta se llevará a cabo en la Sala del Cabildo de la ciudad, ubicado en el 1090 E Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 1973, la Ciudad de San Luis no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la ciudad, contactar a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 E Union Street, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas de la Comisión se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Roman Pacheco, Técnico en Planeación



**AGENDA**  
**Planning & Zoning Commission**  
**Regular Meeting**  
**San Luis Council Chambers**  
**1090 E. Union Street**  
**San Luis, AZ 85349**  
**Tuesday, May 14, 2024**  
**6:00 P.M.**

**MEMBERS OF THE SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.**

**1. CALL TO ORDER/ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. CONSENT AGENDA**

All matters are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

**3. A. APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held March 12, 2024.

**4. PUBLIC HEARINGS** – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

**4. A.** Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2024-0127 KNAM Townhomes. A request by Edais Engineering on behalf of KNAM&D Construction to rezone 0.44 acres from Community Commercial (C-2) to Medium-High Density Commercial (R-2). Assesor's parcel 775-20-164, located at 1185 N Hidalgo Avenue in San Luis, Arizona.

A. Open public hearing

1. Staff presentation

2. Call to the Public on this item

B. Close public hearing

C. Action on Rezoning Case No. 2024-0127

**5. ADJOURNMENT**



## AGENDA ITEM REVIEW FORM

3. A.

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Summary

**APPROVAL OF MINUTES**

-Regular Planning and Zoning Commission meeting held March 12, 2024.

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Attachments

Minutes

## **MINUTES**

REGULAR MEETING  
PLANNING AND ZONING COMMISSION  
SAN LUIS COUNCIL CHAMBERS  
1090 E. UNION STREET  
MARCH 12, 2024  
6:00 p.m.

**1. CALL TO THE ORDER /ROLL CALL:** Chairman George Amaya called the meeting to order at 6:00 p.m.

### **PRESENT:**

Chairman George Amaya  
Vice Chairman Javier Barraza  
Commission Member Hugo Garcia  
Commission Member Veronica Zavala (via Zoom)  
Commission Member Ruben Walshe  
Commission Member Angelica Ortiz

### **ABSENT:**

Commission Member Marco A. Pinzon

### **OTHERS PRESENT:**

Jose A. Guzman, Director of Development Services  
Antonio Maldonado, Video Production Specialist  
Juan Tejeda, Associate Planner  
Antonio Martinez, MCAS Yuma  
Alberto Leon, Resident  
Jonathan Klein, Core Engineering  
Najeh K. Edais, Edais Engineering, Inc.  
Nieves Riedel, Riedel Holdings, LLC.

## **2. PLEDGE OF ALLEGIANCE**

Commission Member Hugo Garcia led the Pledge of Allegiance.

## **3. CONSENT AGENDA**

### **3. A. APPROVAL OF MINUTES**

- Regular Planning and Zoning Commission meeting held on February 13, 2024.

**MOTION**: Vice Chairman Javier Barraza / Commission Member Ruben Walshe approved the consent agenda as presented. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

## **4. ITEMS REQUIRING DISCUSSION AND/OR ACTION**

**4. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0046P. A request by Vega & Vega, on behalf of Comite de Bienestar, for the approval of Bienestar Estates 10 Townhome Subdivision preliminary plat. The property is located at the southeast corner of Avenue F and County 24<sup>th</sup> Street in San Luis, Arizona.**

### **A. Staff Presentation**

**Jose A. Guzman, Director of Development Services**, summarized the staff report recommending approval of Subdivision Case No. 2024-0046P with the following conditions:

1. The applicant must address comments from Comment Letter dated 3-8-2024.
2. Landscaping plans shall be submitted prior to presenting this item to City Council.

#### **B. Action on Subdivision Case No. 2024-0046P**

**MOTION: Vice Chairman Javier Barraza / Commission Member Ruben Walshe** move to approved Subdivision Case No. 2024-0046P Preliminary Plat for Bienestar Estates 10 Townhome subdivision with conditions as presented by staff. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

**4. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2024-0047F. A request by Vega & Vega, on behalf of Comite de Bienestar, for the approval of Bienestar Estates 10 Townhome Subdivision final plat. The property is located at the southeast corner of Avenue F and County 24<sup>th</sup> Street in San Luis, Arizona.**

#### **A. Staff Presentation**

**Jose A. Guzman, Director of Development Services,** summarized the staff report recommending approval of Subdivision Case No. 2024-0047F with the following conditions:

1. The applicant must address comments from Comment Letter dated 3-8-2024.
2. Landscaping plans shall be submitted prior to presenting this item to City Council.

## **B. Action on Subdivision Case No. 2024-0047F**

**MOTION: Commission Member Hugo Garcia / Commission Member Ruben Walshe** move to forward Subdivision Case No. 2024-0047F to the City Council with the recommendation of approval with conditions as presented by staff. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

## **5. PUBLIC HEARINGS**

**5. A. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2024-0039. A request by Riedel Holdings LLC., owner for a Conditional Use Permit from Section 18.35.30 (C)(10) of the City of San Luis Zoning Ordinance to allow a mini storage. Assessor's parcel number 227-11-004, located at 4834 E. 24<sup>th</sup> Street in San Luis, Arizona.**

### **A. Open public hearing**

**MOTION: Chairman George Amaya / Vice Chairman Javier Barraza** will open the public hearing for the remainder of the meeting and close the public hearing through a separate motion during the last item 5C. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye

Commission Member Veronica Zavala	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

### **1. Staff presentation**

**Jose A. Guzman, Director of Development Services**, summarized the staff report recommending approval of Conditional Use Permit Case No. 2024-0039 subject to the following conditions:

1. Development shall comply with the City of San Luis Zoning Regulations, Building Code Requirements, Public Works Standards, and any applicable regulations for commercial development.
2. The applicant/owner shall submit a Trip Generation Memo for the proposed development to determine if the proposed use generates 100 or more trips during the peak hour. If 100 or more trips are generated during the peak hour, the applicant/owner shall submit a traffic study, during the building permit review, and all improvements recommended by the traffic study, that are caused by the proposed development, shall be constructed by the developer to the satisfaction of the Public Works Director.

### **2. Call to the public on this item.**

There were no public comments.

### **C. Action on Conditional Use Permit Case No. 2024-0039**

**MOTION: Commission Member Hugo Garcia / Commission Member Ruben Walshe** to forward Conditional Use Permit Case No. 2024-0039 to the city council with a recommendation of approval subject to the conditions of approval recommended by staff. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye

Commission Member Veronica Zavala	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

**5. B. Public hearing followed by discussion and possible action on any and all matters regarding Conditional Use Permit Case No. 2024-0040. A request by Core Engineering Group on behalf of RL Jones Properties LLC for a Conditional Use Permit from Section 18.40.20 (C)(1) and (10) of the City of San Luis Zoning Ordinance to allow a truck stop with a gas station and convenience store. Assessor's parcel number is 227-23-023, located at the southwest corner of Vaughan Street and Port Authority Avenue in San Luis, Arizona.**

**Chairman Amaya** stated that this item is open to the public.

#### **A. Open public hearing**

##### **1. Staff presentation**

**Jose A. Guzman, Director of Development Services**, summarized the staff report recommending approval of Conditional Use Permit Case No. 2024-0040 subject to the following conditions:

1. Development shall comply with the City of San Luis Zoning Regulations, Building Code Requirements, Public Works Standards, and any applicable regulations for commercial development.
2. The applicant/owner shall submit a Trip Generation Memo for the proposed development to determine if the proposed use generates 100 or more trips during the peak hour. If 100 or more trips are generated during the peak hour, the applicant/owner shall submit a traffic study, during the building permit review, and all improvements recommended by the traffic study, that are caused by the proposed development, shall be constructed by the developer to the satisfaction of the Public Works Director.

##### **2. Call the public on this item.**

**Jonathan Klein, Core Engineering, Group, 200 E. 16<sup>th</sup> Street, Yuma, AZ 85364,** thanked the Chairman, Vice Chairman, and the Commissioners for their time and consideration. **Mr. Klein** also stated that they had several site plan changes from our last conditional use permit to include some solar on the structures that will cover the fueling areas. Given that this is a two-phase development, we would also like to ask the city council to approve this conditional use permit to be valid for three years instead of one year so that phase one can be constructed, and then the passenger vehicle fueling and commercial or convenience store are to be built as merited by the development of the industrial park. Both the truck fueling and the passenger vehicle fueling are intended to serve the industrial park and traffic that naturally passes. It is not intended to bring in anybody from the proper city, further north in the city, or anywhere else in the town. We are not expecting to generate much traffic. I believe the staff recommendation was a trip generation memo to be produced by Core Engineering Group, which we were happy to comply with.

**Chairman Amaya** asked if there will be a traffic study that will be provided to staff for review. **Mr. Klein** responded yes, as required by staff.

**Vice Chairman Barraza** asked staff about the time limits on this particular use permit. Is that in the zoning ordinance? Or is that something the staff has recommended? Instead of one year, the applicant is stating that it is three years. **Mr. Guzman** responded the regulations state that the conditional uses are valid for one year. Once it is established, the building permit is established or used, but the City Council has the authority to approve conditional use with a different time frame. **Barraza** asked if they have a provision for a request for an extension on that conditional use or not. **Guzman** responded that if the Council does not approve the time frame, they would have to reapply for conditional use, so any extension of existing conditional use has to go through the same process. **Commission Member Hugo Garcia** asked the applicant why it was going to take you guys three years to build it. **Mr. Klein** responded that it would not take us three years to do phase one, but once phase one is constructed, it will be just the commercial truck fueling for the trucks that naturally pass right now. We do not believe there is enough demand in the industrial part, given there are only a few sites developed so far and not enough employees in the area to merit the convenience store and the passenger

vehicle fueling yet, but as time goes on, we believe that Industrial Park will become more developed and those uses will become warranted. Garcia asked what are you going to build on the first phase? Mr. Klein responded that they had seven truck fueling spots there and then two dry-piped ones in case they wanted to add two more and the underground fuel storage tanks. Then, the building to run all that and one building to hold the electrical infrastructure within the footprint of the future buildings, so they can just be expanded upon. **Chairman Amaya** asked if the applicant had inquired with the Arizona Department of Environment Quality about any potential permitting for underground storage tanks. **Mr. Klein** responded yes, we have done that, so we have been referred to the underground storage tank permitting, and we are going through that process as we do our plans. We have also inquired about the generator for the backup electrical source just in case there are any interruptions to power. So that the site can run entirely without power for a while if needed. The first time we requested information was that we had a 100-kilowatt generator. We expect to have to upsize that a little bit based on the electrical requirements for the site. We are in the process of coordinating ADEQ to see if we will need a permit for that as well.

### **C. Action on Conditional Use Permit Case No. 2024-0040**

**MOTION: Commission Member Hugo Garcia / Commission Member Ruben Walshe** will forward Conditional Use Permit Case No. 2024-0040 to the City Council with a recommendation of approval, subject to the conditions of approval recommended by staff. The motion passed unanimously.

**Commission Member Angelica Ortiz** stated that she would abstain from voting on this item due to having a conflict of interest.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye

Commission Member Ruben Walshe  
Commission Member Angelica Ortiz

Aye  
Abstain

**5. C. Public hearing followed by discussion and possible action on any and all matters regarding P&Z Case No. 2023-0002. A request by the City of San Luis to consider the adoption of the San Luis Parks, Paths & Trails Master Plan. (Item continued from the Planning and Zoning Commission Meeting held February 13, 2024.)**

**A. Open public hearing**

**1. Staff presentation**

**Jose A. Guzman, Director of Development Services**, stated that this item was continued from the February 13, 2024 meeting. However, this item was brought to the commission twice before this meeting. It has been a long process, and we finally have the updated draft of the master plan. It includes the recommendations from the City Council, which are the dog parks, exercise equipment, and requirements for land dedication for parks on any future development. Staff recommends that the commission approves the master plan and staff will present it to the City Council for adoption.

**Chairman Amaya** asked the staff if there had been any changes to the plan since the previous meeting on this item. **Guzman** mentioned that the map looks a little bit low in resolution in the actual documents. Still, we have a high-resolution map that we will incorporate before presented to the City Council. **Barraza** said he had a chance to go through the plan and liked the plan. This plan has a lot of statistical and fascinating information, and we think that this will be an essential guide for the future. Furthermore, Amaya stated that the plan promotes a healthy lifestyle in San Luis and provides a mechanism for physical activity.

**3. Call to the public on this item**

There were no public comments on this item.

**B. Action to close public hearing**

**MOTION: Vice Chairman Javier Barraza / Commission Member Hugo Garcia** to close the public hearing item. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

**C. Action on P&Z Case No. 2023-0002**

**MOTION: Commission Member Ruben Walshe / Commission Member Hugo Garcia** to forward P&Z Case No. 2023-0002 to the City Council with the recommendation of approval for the adoption of the San Luis Parks, Paths & Trails Master Plan. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

## 6. ADJOURNMENT

**MOTION**: Vice Chairman Javier Barraza / Commission Member Ruben Walshe will adjourn the meeting at 6:22 p.m. The motion passed unanimously.

The vote was as follows:

Chairman George Amaya	Aye
Vice Chairman Javier Barraza	Aye
Commission Member Hugo Garcia	Aye
Commission Member Veronica Zavala	Aye
Commission Member Ruben Walshe	Aye
Commission Member Angelica Ortiz	Aye

APPROVED:

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George Amaya, Chairman

ATTEST:

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Roman Pacheco, Planning Coordinator

CERTIFICATION

I HEREBY CERTIFY THAT THE FOREGOING MINUTES ARE A TRUE AND CORRECT COPY OF THE MINUTES OF THE REGULAR PLANNING AND ZONING COMMISSION MEETING OF THE PLANNING AND ZONING COMMISSION, SAN LUIS, ARIZONA, HELD ON MARCH 12, 2024. I FURTHER CERTIFY THE MEETING WAS DULLY CALLED AND HELD, AND A QUORUM WAS PRESENT.

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Roman Pacheco, Planning Coordinator



## PLANNING & ZONING AGENDA ITEM REVIEW FORM

### Planning & Zoning Commission Meeting

4. A.

**Meeting Date:** 05/14/2024

**Submitted By:** Juan Tejeda, Associate Planner, Development Services, Planning & Zoning

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#### ITEM:

Public hearing followed by discussion and possible action on any and all matters regarding Rezoning Case No. 2024-0127 KNAM Townhomes. A request by Edais Engineering on behalf of KNAM&D Construction to rezone 0.44 acres from Community Commercial (C-2) to Medium-High Density Commercial (R-2). Assessor's parcel 775-20-164, located at 1185 N Hidalgo Avenue in San Luis, Arizona.

- A. Open public hearing
  - 1. Staff presentation
  - 2. Call to the Public on this item
- B. Close public hearing
- C. Action on Rezoning Case No. 2024-0127

#### SUMMARY:

The applicant is requesting a rezoning of 0.44 acres located at 1185 N Hidago Avenue. The request to Medium-High Density Residential (R-2) will allow the applicant to accommodate small sized lots designed for townhomes. The developer is proposing to accommodate 5 attached townhome units as per proposed site plan attached to this report.

Existing Adjacent Zoning Districts:  
To the north C-2 (Existing commercial lot)  
To the south R1-6 (Existing residence)  
To the west R1-6 (Existing residence)  
To the east C-2 (East Main Canal)

#### AGENCY REVIEW:

As part of the review process, all land use cases are reviewed by various city and outside agencies. Staff have received comments from The City of San Luis Fire Department.

The City of San Luis Fire Department has provided the following comment: "The City of San Luis Fire Department have no comments at this time but reserves the right to comment upon subsequent submittals. Final decisions regarding this request are best made by the Planning and Zoning Department".

As required by State Statute, staff sent notification letters to property owners within 300 feet of the proposed project (38 letters).

The City has not received any significant concern or objection from various review agencies or adjacent property owners.

#### CITIZEN REVIEW MEETING:

As Required by State Statute and City Code, a Citizen Review Meeting was held at City Hall on May 7, 2024, at the City Hall Council Chambers at 6:00 p.m. The intent of the meeting was to allow the public to learn about the project, ask questions and express any comments. Nobody from the public was present during the meeting.

**STAFF RECOMMENDATION:**

The Applicant has provided the information and materials necessary for the review of the zoning request.

Staff recommends approval of Rezoning Case No.2024-0127 subject to the following conditions:

1. The owner/applicant shall submit a preliminary plat for approval in compliance with the City of San Luis Subdivision Regulations.

**RECOMMENDED MOTION:**

**A. I MOVE TO OPEN THE PUBLIC HEARING**

1. Staff presentation
2. Call to the public on this item

**B. I MOVE TO CLOSE THE PUBLIC HEARING**

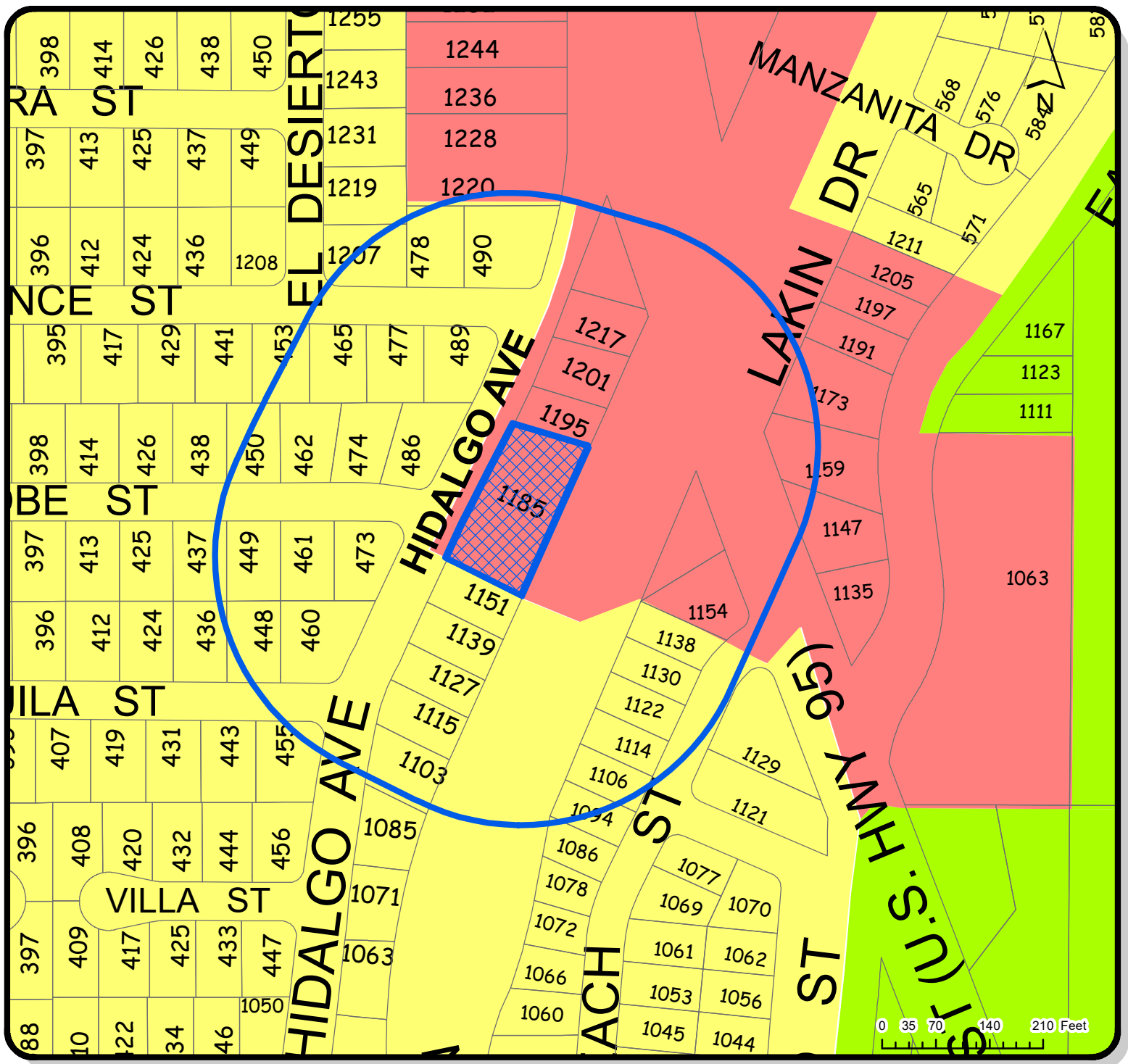
**C. I MOVE TO FORWARD REZONING CASE NO. 2024-0127 TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL RECOMMENDED BY STAFF.**

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**Attachments**

Location Map  
Site Plan  
Aerial Picture

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**LOCATION OF SUBJECT PROPERTY**

 PARCEL ID: 77520164  
1185 N HIDALGO AVE

 300ft Notification Area

**LOCATION MAP**

Legend  
SINGLE RESIDENCE ZONING DISTRICTS  
R1-6  
RA-10  
COMMERCIAL ZONING DISTRICTS  
C-2

**REZONING**

**CASE #**  
2024-0127

**DATE:**  
3/19/2024

**CHECKED BY:**  
JUAN TEJEDA

**PLANNING & ZONING**



GIS

**CREATED BY:**  
ISAAC GUTIERREZ

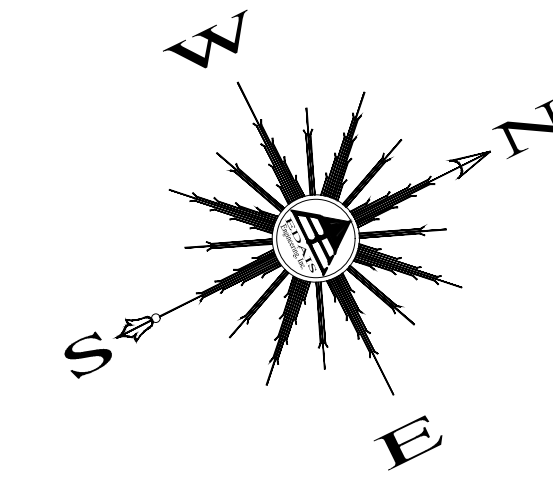
**APPROVED BY:**  
JOSE A. GUZMAN

CL

# HIDALGO AVE

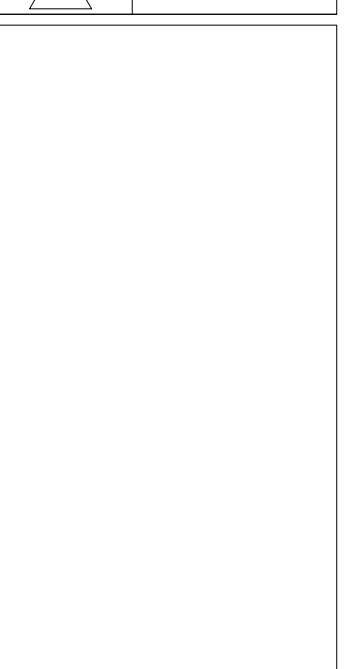
33' R.O.W.

33' R.O.W.



SCALE: 1"=10'

REVISIONS	



SITE PLAN

FABIAN TOWNHOMES

**EDAIS**  
Engineering, Inc.  
3075 S. Ave. 4E  
Yuma, Arizona 85306  
Tel: 908-304-3666  
www.edaisengineering.com

PRELIMINARY  
NOT FOR  
CONSTRUCTION

DATE:  
APRIL 2023

DRAWN:  
P.L.B./HUSAM

CHECKED:  
NKE

PROJECT:  
00-00

SHEET NUMBER  
**C-1**

- CONSTRUCTION NOTES**
- ① NEW 1' NON-ACCESS EASEMENT
  - ② NEW 8' PUE (PUBLIC UTILITY EASEMENT)
  - ③ NEW 20' FRONT YARD SETBACK LINE
  - ④ NEW 7' SIDE YARD SETBACK LINE
  - ⑤ NEW 10' REAR YARD SETBACK LINE



CALL TWO WORKING DAYS  
BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT  
1-800-422-4133  
(SOUTHERN CALIFORNIA)



Independence

Hidalgo Avenue

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